

PLANNING COMMITTEE

Tuesday, 20 March 2018

PRESENT: Councillor A. Lenny (Chair)

Councillors:

J.M. Charles, S.A. Curry, I.W. Davies, J.A. Davies, P.M. Edwards, W.T. Evans, S.J.G. Gilasbey, J.K. Howell, J.D. James, C. Jones, D. Jones, H.I. Jones, K. Lloyd, K. Madge and B.D.J. Phillips.

Also in attendance:

Councillors G. Thomas and G. Jones who addressed the Committee in respect of planning application S/36679.

The following Officers were in attendance:

J. Edwards, Development & Built Heritage Manager;
J. Thomas, Senior Development Management Officer [South];
S. Murphy, Senior Solicitor;
J. Owen, Democratic Services Officer.

Chamber, County Hall, Carmarthen – 11:45am - 1:30pm.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors S. Allen, E.G. Thomas, M.J.A. Lewis J.E. Williams.

2. DECLARATIONS OF PERSONAL INTERESTS

There were no declarations of personal interest.

3. TO CONSIDER THE HEAD OF PLANNING'S REPORTS ON THE FOLLOWING PLANNING APPLICATIONS [WHICH HAD BEEN THE SUBJECT OF EARLIER SITE VISITS BY THE COMMITTEE] AND TO DETERMINE THE APPLICATIONS

3.1. S/34755 - TWO STATIC RESIDENTIAL CARAVANS TOGETHER WITH THE ERECTION OF A DAY/UTILITY ROOM, TWO TOURING CARAVANS AND A STABLE BLOCK (PARTLY RETROSPECTIVE) AT LAND AT HILLSIDE VIEW, HENDY, LLANNON, SA14 8JX

The Development Management Officer (South) referred to the private site visit undertaken by the Committee earlier that day (see Minute 3.1 of the Planning Committee Meeting on the 8th March, 2018), the reasoning for the site inspection was to afford the committee the opportunity to view the site access, in view of concerns raised regarding the limited visibility on to the B4306 road. He referred, with the aid of presentation slides, to the written report of the Head of Planning which provided an appraisal of the site together with a description of the proposed development, a summary of the consultation responses received and information on the local and national policies which were relevant to the assessment of the application.

The Committee was advised that the Head of Planning was recommending approval of the application for the reasons detailed within her written report.

Representations were received objecting to the application re-iterating the objections detailed within the Head of Planning's Report with the main emphasis of the objections concentrating on safety concerns regarding the entrance/egress of the property onto B4306. Additional concerns were also raised regarding the impact on the nearby butterfly habitat and whether Condition 5 would be adhered to.

The Agent responded to the issues raised.

RESOLVED that planning application S/34755 be granted subject to the conditions detailed within the Head of planning's written report.

3.2. S/36679 - RESERVED MATTERS RELATING TO ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE, TOGETHER WITH THE DISCHARGE OF CONDITIONS 7, 9 AND 11 ATTACHED TO PLANNING PERMISSION S/27346 AT LAND AT MAES Y BRYN, PENLLWYNGWYN ROAD, BRYN, LLANELLI, SA14 9RQ

The Development Management Officer (South) referred to the private site visit undertaken by the Committee earlier that day (see Minute 3.1 of the Planning Committee Meeting on the 8th March, 2018), the reasoning for the site inspection was to afford the committee the opportunity to view the access of the proposed development in view of concerns raised regarding highway safety. He referred, with the aid of presentation slides, to the written report of the Head of Planning which provided an appraisal of the site together with a description of the proposed development, a summary of the consultation responses received and information on the local and national policies which were relevant to the assessment of the application.

The Committee was advised that the Head of Planning was recommending approval of the application for the reasons detailed within her written report.

Representations were received objecting to the application re-iterating the objections detailed within the Head of Planning's Report/addendum with the main emphasis of the objections concentrating on the overdevelopment of the site and the consequent effect on the safety of the road network particularly during the construction phase. The following concerns were also raised:-

- Lack of community coherence and social inclusion;
- Not in accordance with policy TR3 relating to highway design and layout;
- The financial viability of the development;
- The materials to be used in the construction of the external surfaces of the dwellings have yet to be approved, as stated in Condition 7;
- Lack of provision of recreational facilities.

The Agent and Senior Development Management Officer responded to the issues raised.

In considering the application and in view of the concerns raised regarding the sharp bend where Maes y Bryn joins with Penllwyngwyn Farm Road, if the application be approved, the Committee requested that the Highways Division reconsider and seek to improve the visibility and safety aspects of the aforementioned sharp bend.

RESOLVED that planning application S/36679 be granted subject to the conditions detailed with the Head of Planning's written report and a request be made to the Highways Division to consider whether improvements can be made to the visibility and safety aspects of the sharp bend where Maes y Bryn joins with Penllwyngwyn Farm Road.

CHAIR

DATE